



CHICAGO PLAN COMMISSION

Department of Planning and Development

Altenheim Line Framework Plan

**North Lawndale, East & West Garfield Park Community Areas
(24th Ward/Ald. Monique Scott, 28th Ward/Ald. Jason Ervin)**

Informational Presentation: Department of Planning and Development

1/19/23

Project Overview

Altenheim Line Framework: Adoption

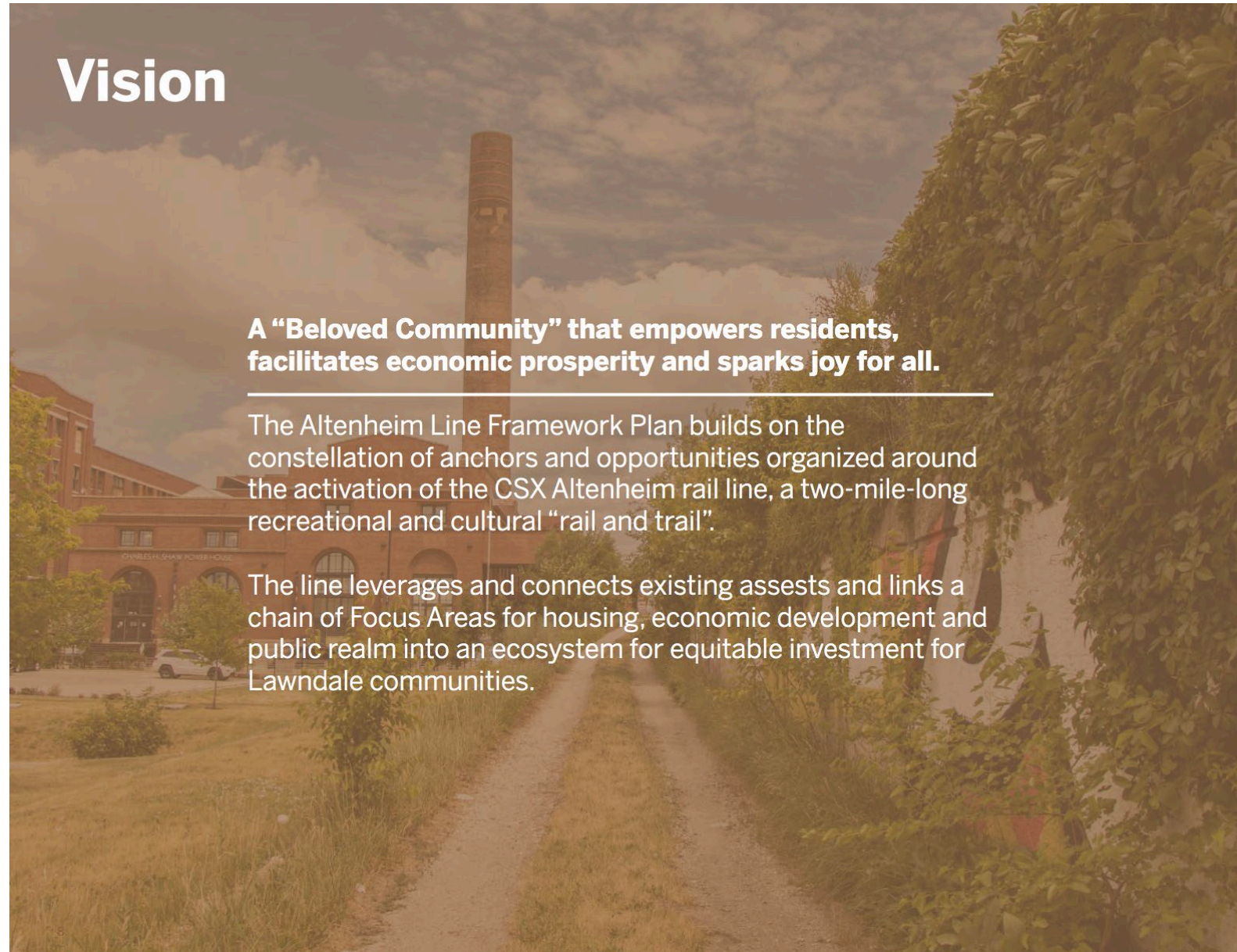
1. Present the overall goals, recommendations and design concepts of the plan for review and feedback
2. Review public feedback received during the public comment period and revisions made in response
3. Adopt the Altenheimn Line Framework plan

Vision

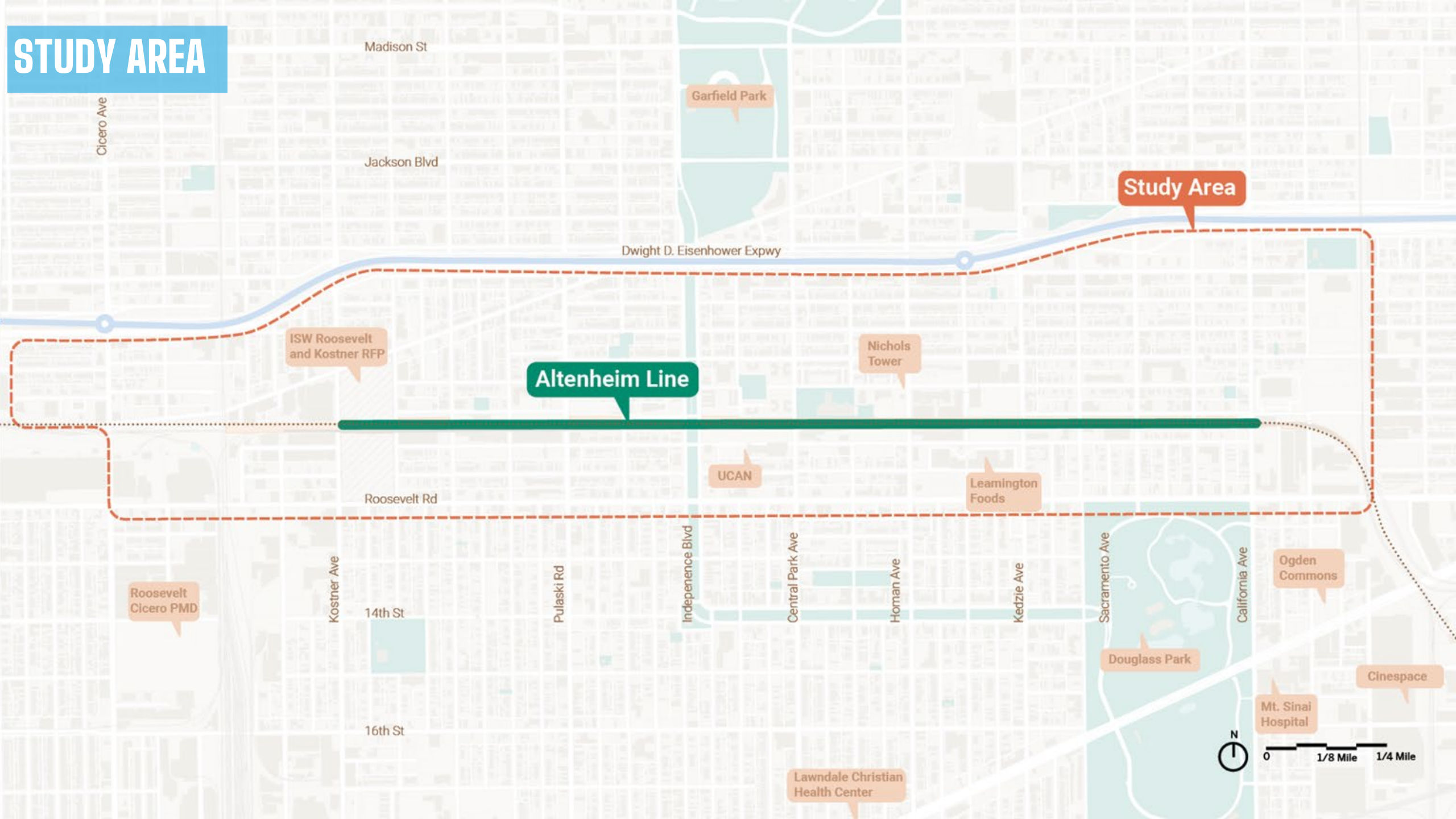
A “Beloved Community” that empowers residents, facilitates economic prosperity and sparks joy for all.

The Altenheim Line Framework Plan builds on the constellation of anchors and opportunities organized around the activation of the CSX Altenheim rail line, a two-mile-long recreational and cultural “rail and trail”.

The line leverages and connects existing assets and links a chain of Focus Areas for housing, economic development and public realm into an ecosystem for equitable investment for Lawndale communities.



STUDY AREA



Cicero Ave

Madison St

Jackson Blvd

Garfield Park

Study Area

Dwight D. Eisenhower Expwy

ISW Roosevelt and Kostner RFP

Altheim Line

Nichols Tower

UCAN

Leamington Foods

Roosevelt Rd

Roosevelt Cicero PMD

Kostner Ave

14th St

Pulaski Rd

Independence Blvd

Central Park Ave

Homan Ave

Kedzie Ave

Sacramento Ave

California Ave

Ogden Commons

Douglas Park

Cinespace

Mt. Sinai Hospital

Lawndale Christian Health Center

16th St



0 1/8 Mile 1/4 Mile



project goals

- Exploring recreational opportunities for the line itself
- Identifying the highest-and-best-use of industrial and commercial parcels
- Building a sense of community ownership and control
- Supporting local economic growth
- Developing strategies for equitable investment and anti-displacement

Special thanks go to the Stakeholder Advisory group and others who participated in and the development of this plan.



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City of Chicago Committee on Design

A special thank you to all who participated in the online survey and public meetings.

The Altenheim Line Framework Plan was funded by the City of Chicago and was prepared by the Department of Planning and Development, SOM, Latent Design, SB Friedman Development Advisors, Hood Design Studio, Ware Realty Group, HNTB, Engage Civil and NLCCC.

This document has been prepared in coordination with representatives from the North Lawndale and East and West Garfield Park communities, local aldermen, the City of Chicago Department of Transportation, Department of Cultural Affairs and Special Events, and Department of Housing.

This plan is not a replacement of the City of Chicago zoning and building permit processes or City ordinances. All diagrams included in the plan are conceptual and included for illustrative purposes only.

The recommendations outlined in the plan depend on the availability of funding mechanisms (private and/or public), and consent from property owners. Additional coordination will be necessary to implement any of the strategies included in this plan.

PROJECT TIMELINE & COMMUNITY OUTREACH

- **Regular meetings with advisory committee:** including residents and community partners
- **In-person and virtual meetings:** three points in the process
- **Online survey:** additional outlet for feedback
- **Local elected official coordination:** 24th & 28th Wards
- **Public comment period on final draft:** November 15 - December 30



Community Meeting #1
Douglass Park Fieldhouse



Community Meeting #3
Virtual Meeting via zoom



Community Meeting #2
DRW College Prep



Community Meeting #2
Virtual Meeting and Survey

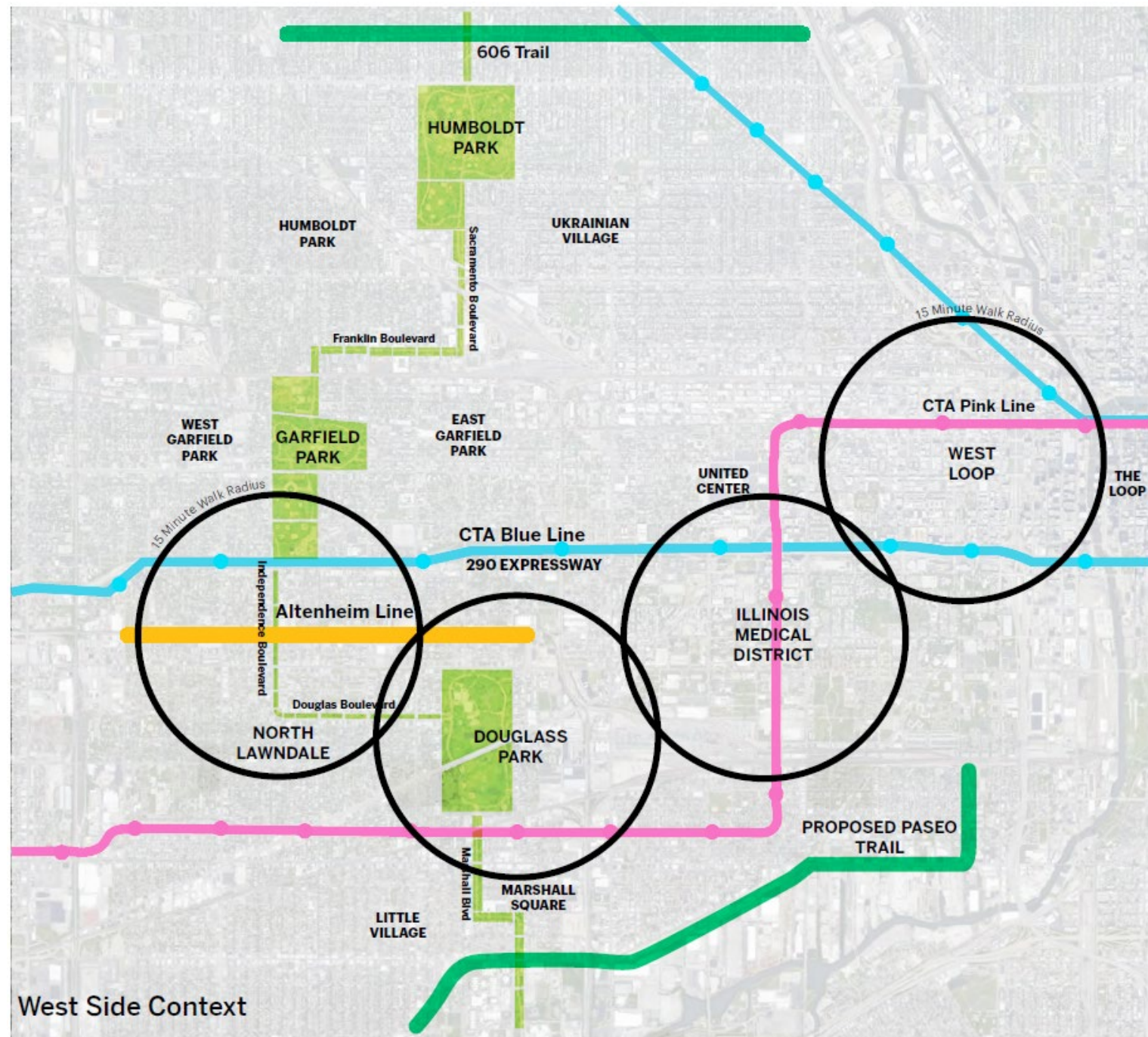




Planning Context & Equitable Investment Strategies

Planning Context Overview

1. Community history & demographics
2. Invest South/West projects
3. Previous plans
4. Existing conditions:
 - a) Land use
 - b) Mobility
 - c) Open space
5. Market analysis:
 - a) Housing
 - b) Commercial
 - c) Industrial



Invest South/West in North Lawndale

Grace Manor

Affordable Housing
Community Room
Retail Space



Lawndale Redefined

Mixed-income Housing
Retail and Restaurant
Arts and Tech Center



Roosevelt/Kostner

Innovation Center
Local Jobs
Open Space



North Lawndale Quality of Life Plan (2018)

Aligned Goals

- Encourage active transportation and increase multi-modal options
- Vacant land “greening”
- Create local jobs and expand retail amenities
- Preserve affordable housing for residents

North Lawndale Community Coordinating Council | CMAP | LISC Chicago New Communities Network | QUALITY-OF-LIFE PLAN 2018

NORTH LAWNDALE THE NEXT CHAPTER



Future Economic and Workforce Development Framework



Market Analysis



MULTIFAMILY RENTAL RESIDENTIAL

- Market rate rents are lower than affordable rent limits
- Higher density multifamily projects are likely to be LIHTC for the next 5-years until the market matures



FOR-SALE RESIDENTIAL

- Average sale price increased 250% over last 5 years, indicating a strengthening “for sale” market
- Opportunity for new single family, townhome, and 2-flat construction, subsidies required
- Existing initiatives emphasize a focused, block-by-block approach



COMMERCIAL

- Rehab of existing commercial structures is the most feasible.
- Potential uses: medical office, cafes, grocery, call center, institutional and other supportive uses.
- Most commercial will require public-private partnerships.



INDUSTRIAL

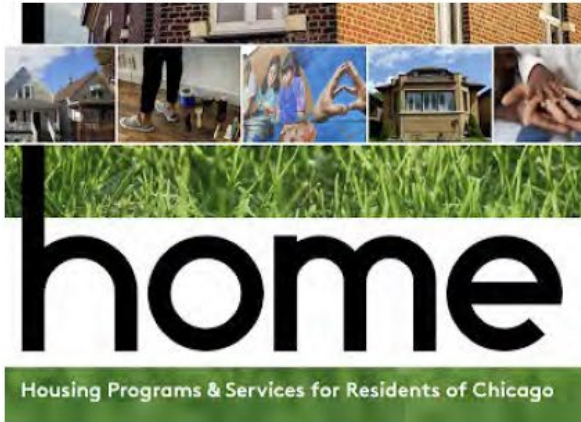
- Existing industrial cluster to the west
- Potential industrial sectors: last-mile distribution, food production, cold storage, film and TV back of house, flex industrial facilities
- Opportunity to include workforce training and business incubator spaces



Equitable Planning Pillars

Support Existing Residents

Prices had been rising in the area along the 606 before it was installed. With only a limited number of housing policies in place, the continued increase in housing values along the line negatively impacted some longtime residents as rents increased beyond an affordable level.



Renovate and Reactivate

There are a large number of existing buildings that can be reactivated as housing and commercial space. We have seen this recently with Nichols Tower and DRW College Prep. The existing character of the neighborhood can be preserved through re-use of heritage buildings.

This provides the opportunity to reactivate residential units as well as explore reuse or conversion of existing commercial and retail buildings to build capacity in the neighborhood without only relying on new construction.



Leverage City-owned Land for Long-term Affordability

City-owned land gives the community significant leverage over the future of these sites and the strategic disposition of city-owned land within the study area because the City can prioritize development that advances community goals and priorities.

This land has the potential to support a range of investment to achieve the overall vision, and preserve long term affordability within the study area.



Focus on Equitable Development and Job Generating Uses

Job creation for residents and supporting local economic development is key to this plan having a positive impact on this community and anti-displacement.

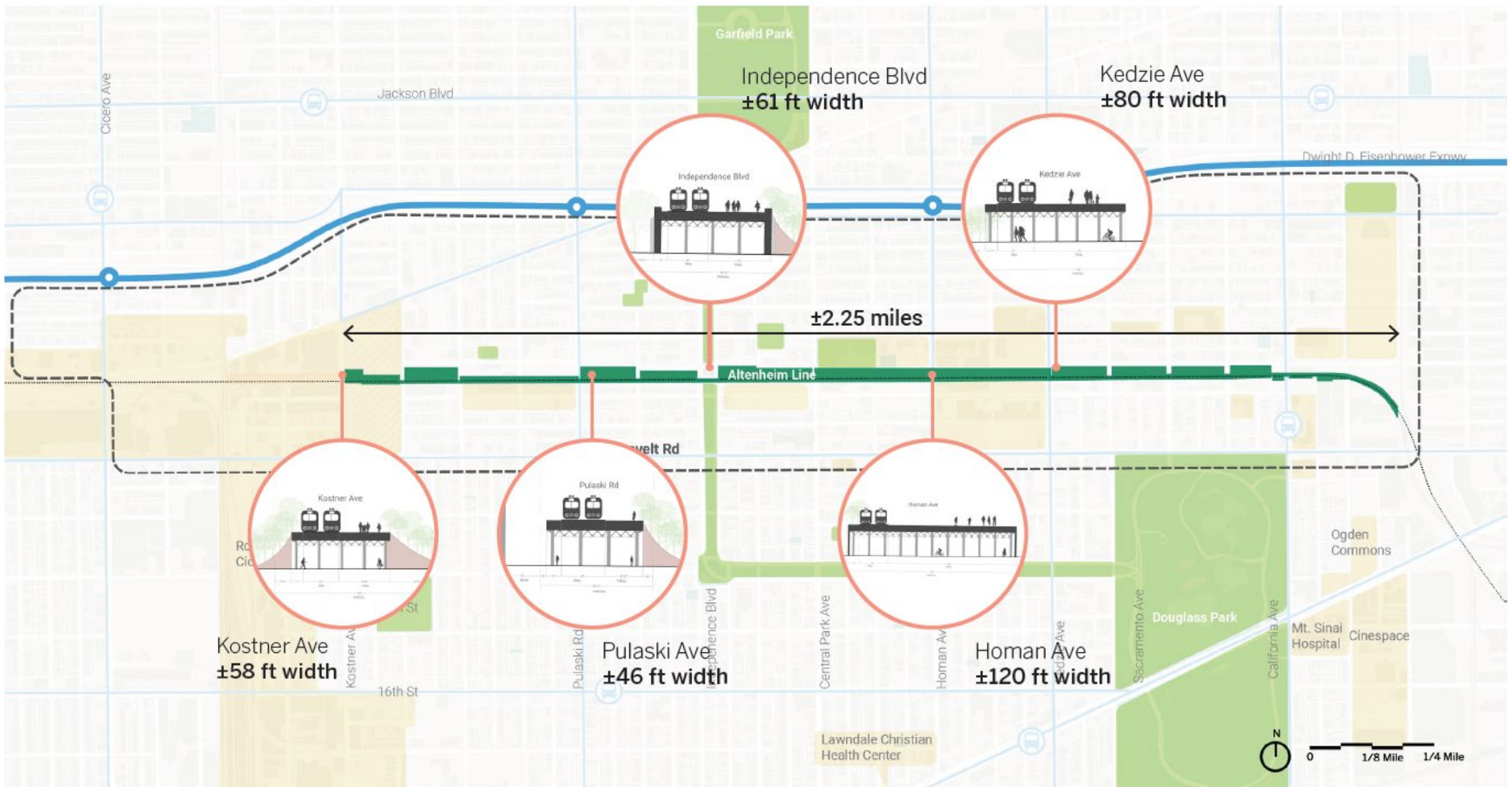
This plan looks to create more opportunities for small businesses to scale-up and supports efforts like Tulsa 1920 and North Lawndale Employment Network to build black-owned and local businesses in the community.



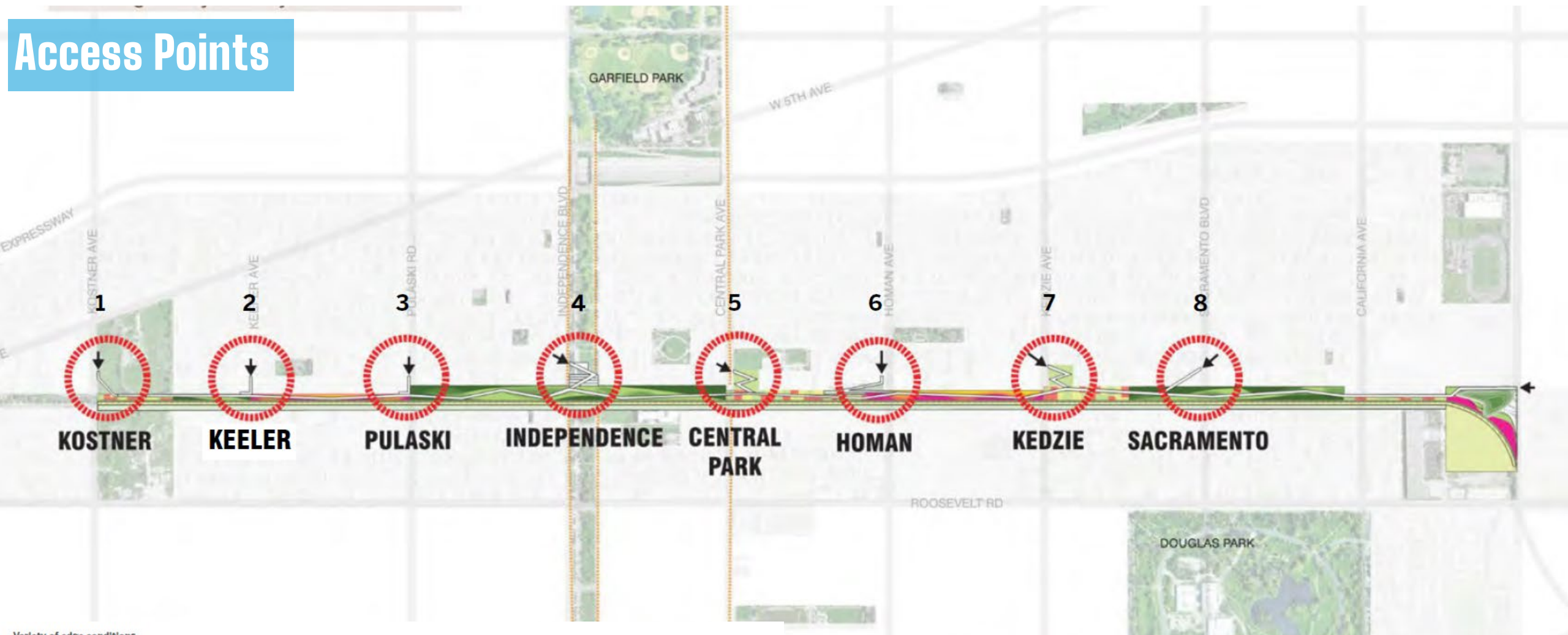


Trail and Open Space Plan

Elevated Trail Plan



Access Points

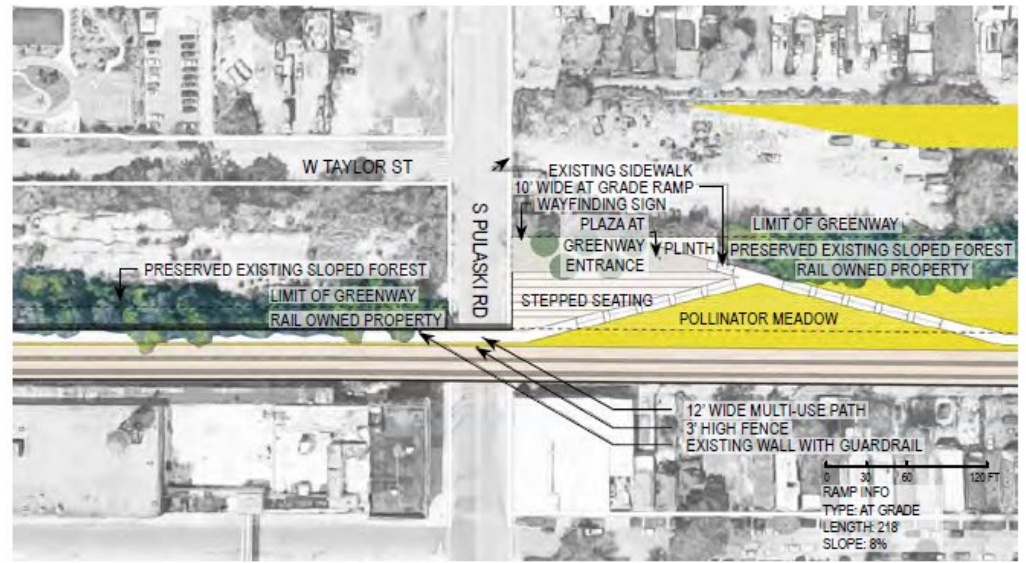


Variety of edge conditions

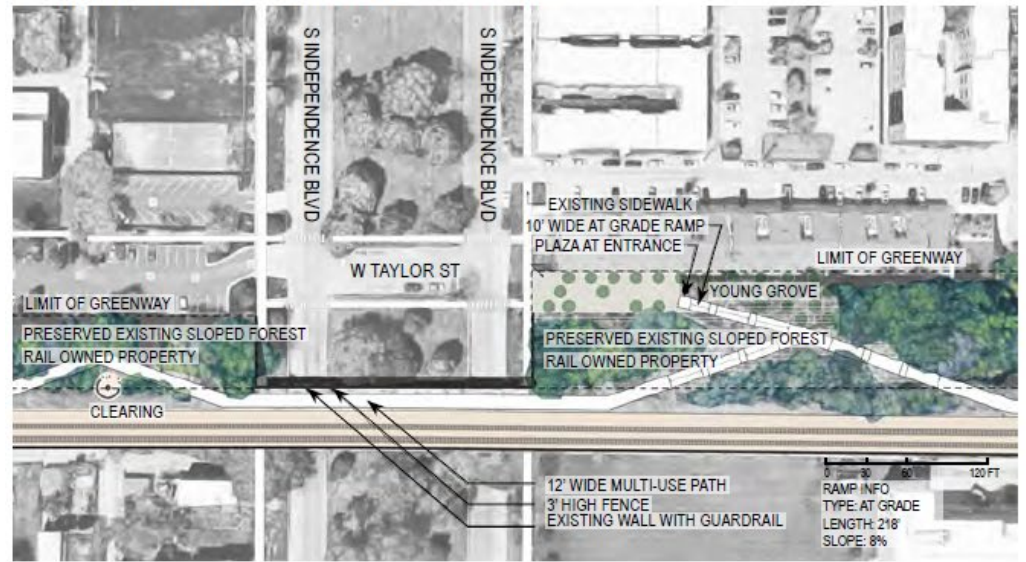


Access Point Design Concepts

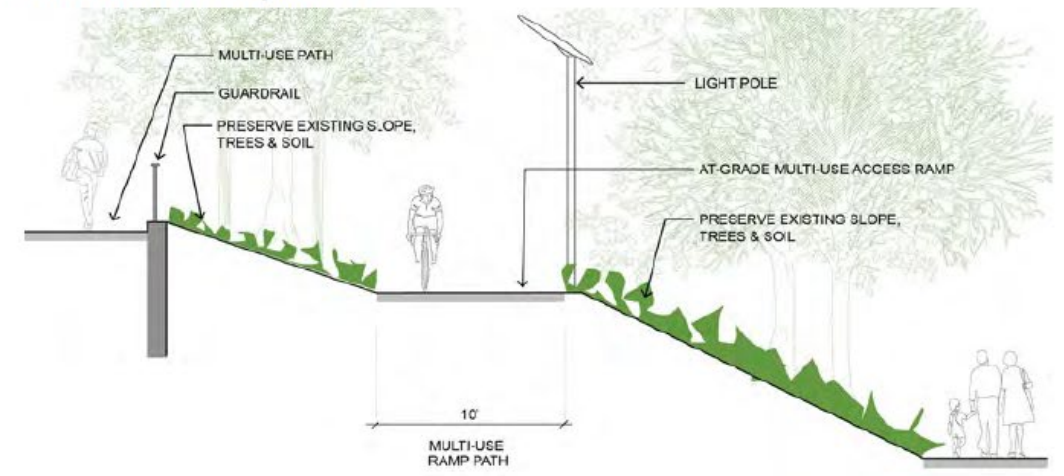
3 Pulaski Road Access Point



4 Independence Boulevard Access Point

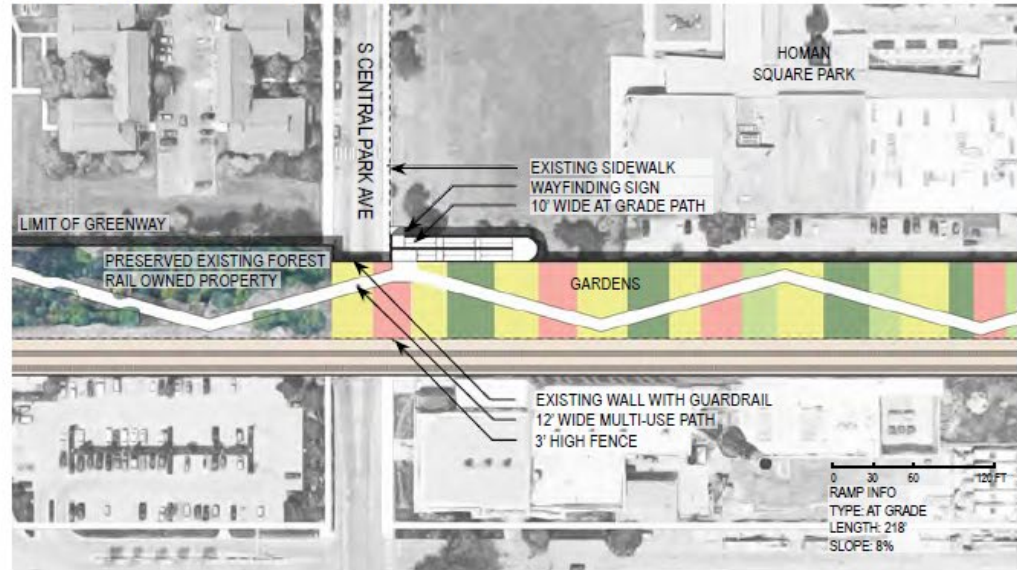


Embankment Ramp Access

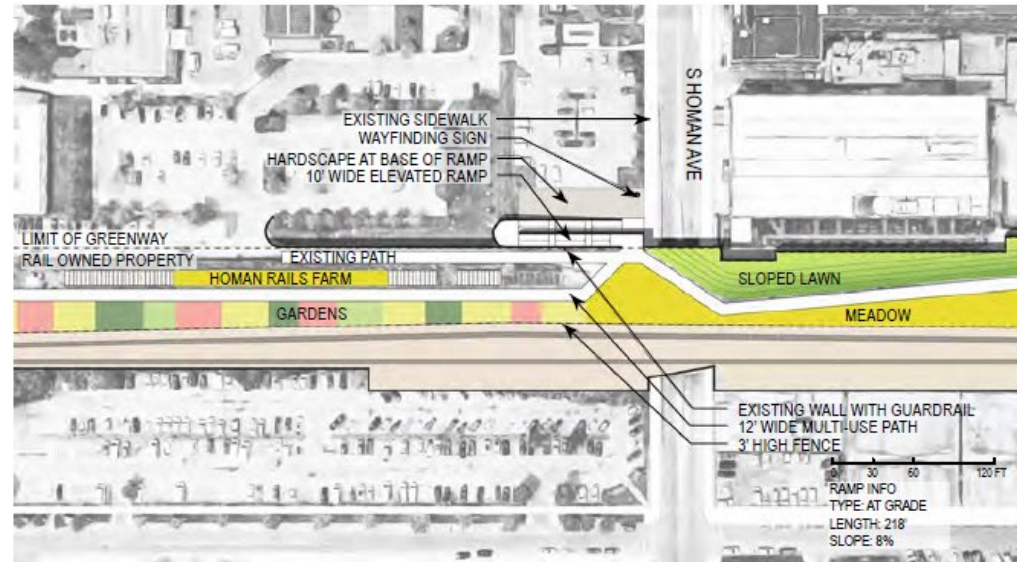


Access Point Design Concepts

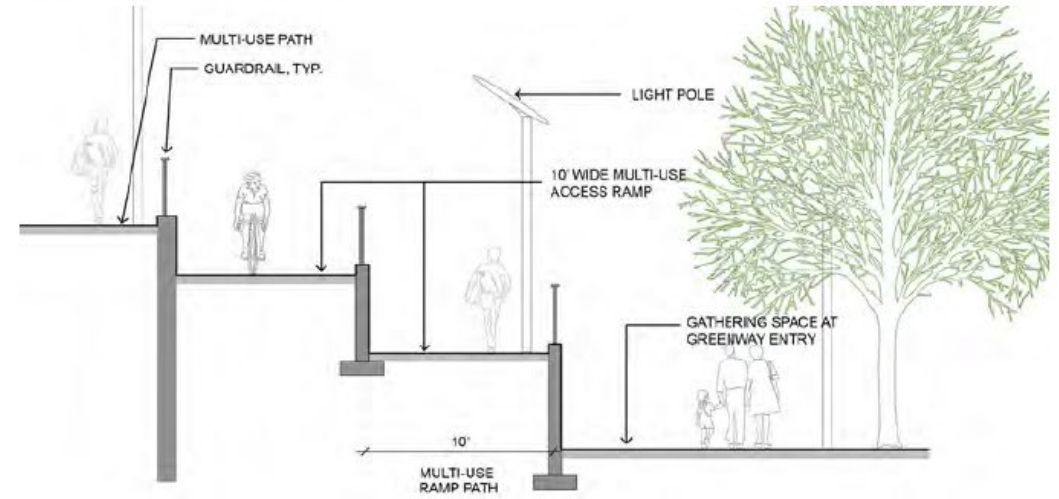
5 Central Park Avenue Access Point



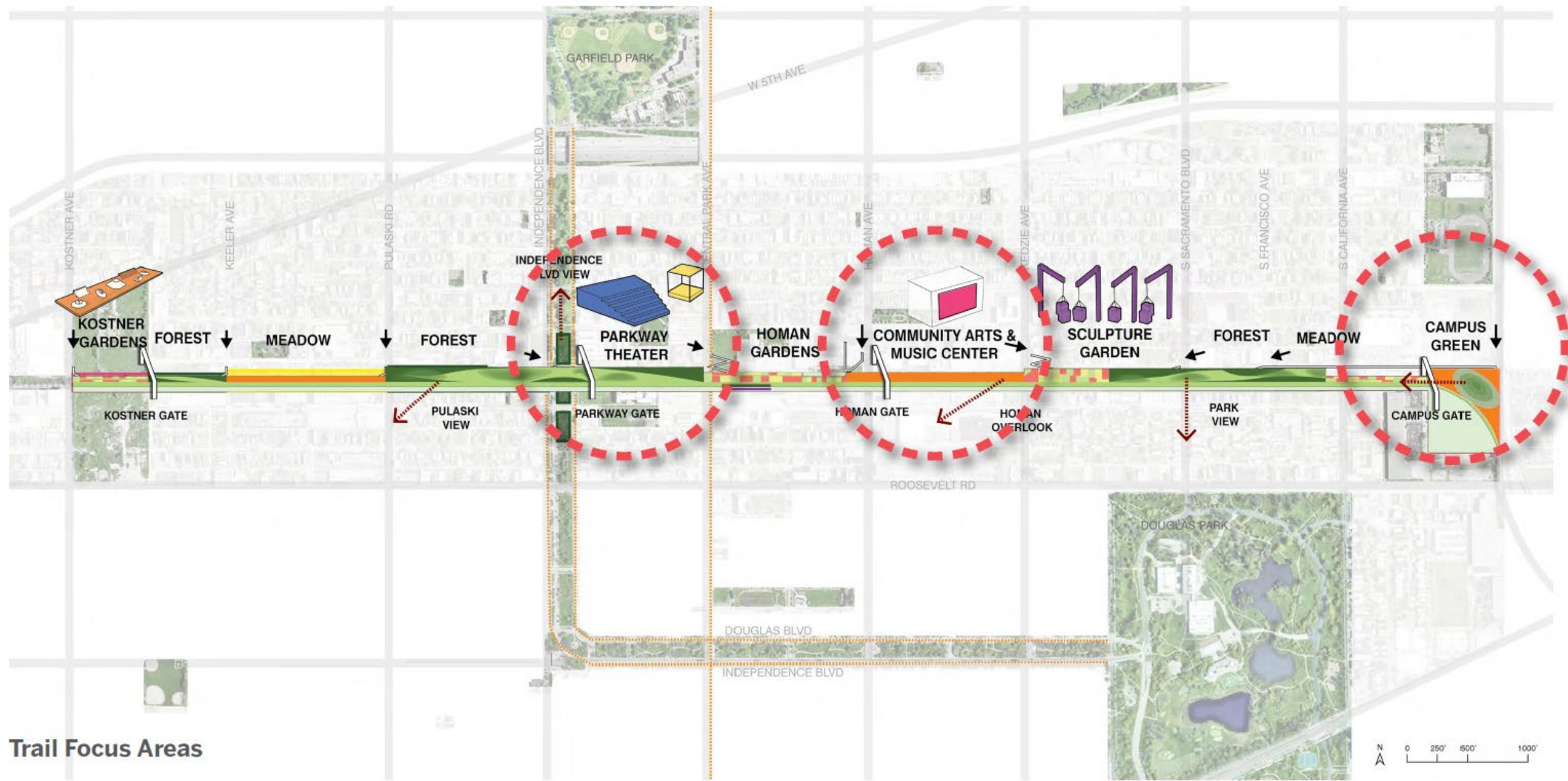
6 Homan Avenue Access Point



Switchback Ramp Access



Trail Focus Areas



Trail Focus Areas

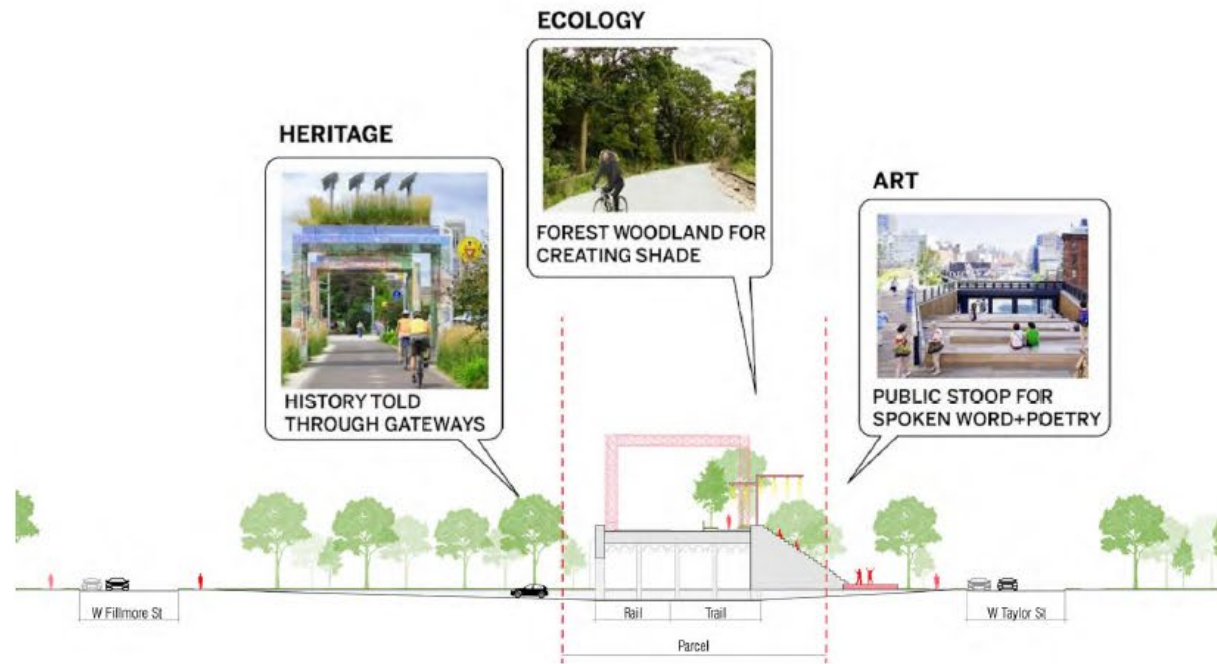
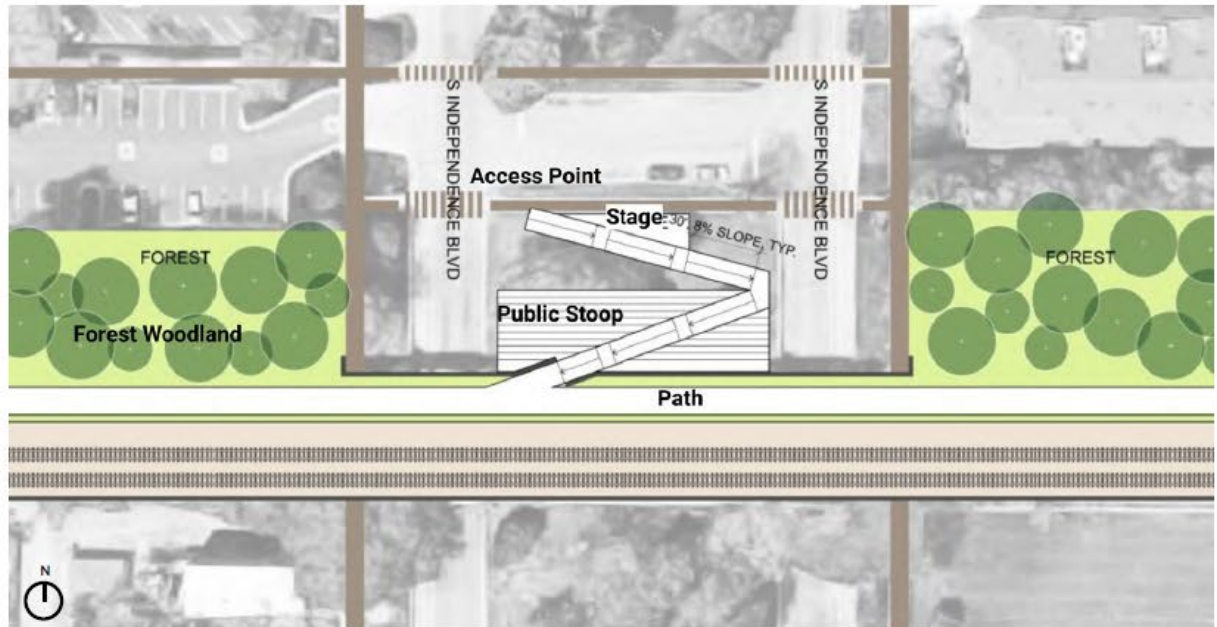
Trail Focus Areas: Parkway Theater

- Intersection with boulevard system at Independence
- Flexible outdoor performance space with public art



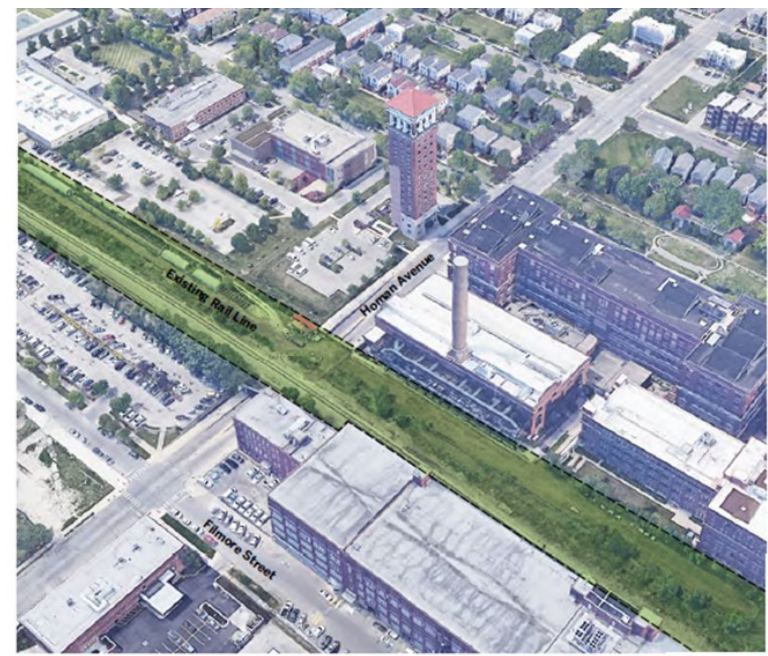
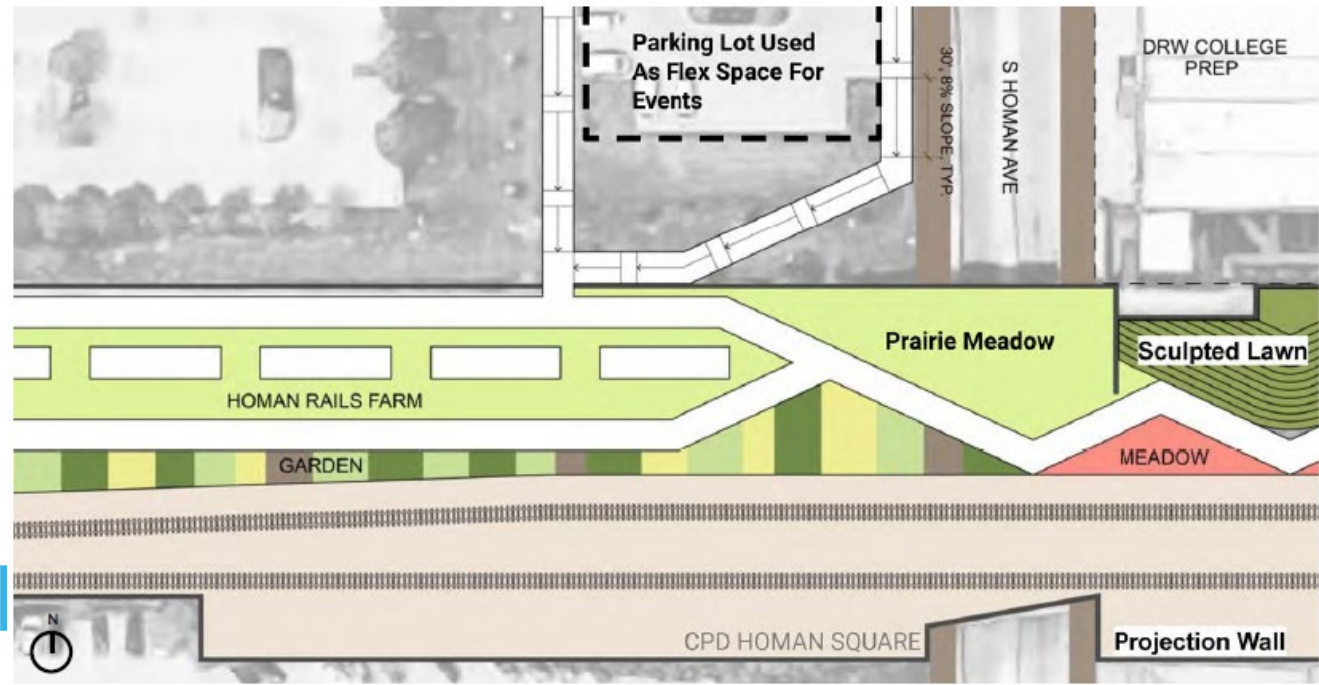
The Parkway Theater connects the City's green boulevard network into the raised trail system with a series of steps and ramps linking the elevation changes with a flexible public gather place.

Because the trail is narrower at the road crossing, utilizing space within the boulevard provides the opportunity to incorporate accessible ramping between the two park spaces.



Trail Focus Areas: Community Arts

- Intersection with Homan Square campus
- Adjacent to Homan Rails Farm
- Activates existing lawn by creating an outdoor viewing space for movies and digital art

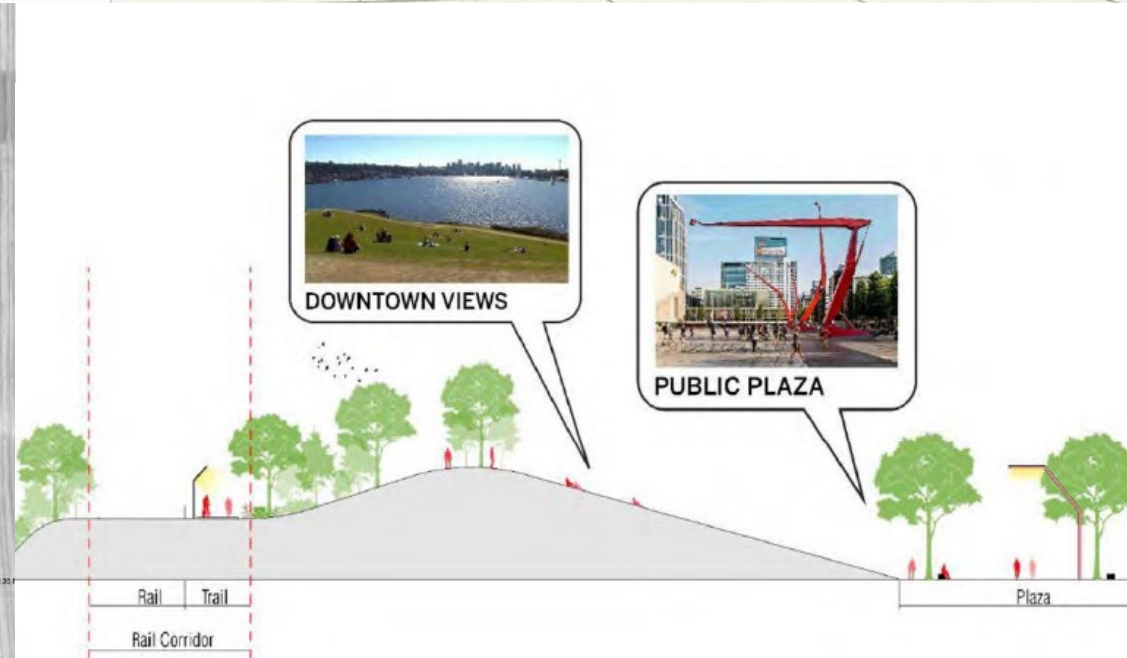


Trail Focus Areas: Campus Green

- Potential eastern terminus of trail
- Proposed on City-owned site
- Ties in with Hope Academy athletic facility to north of Taylor



The Campus Green creates a multi-season recreational area serving as the eastern gateway to the trail. The primary feature of the green is a large sloped lawn providing seamless access from a new park space and the raised trail system.



Trail & Open Space Plan-Design Guidelines

1. Access Points

- a) Responding to context
- b) Create a consistent aesthetic through design
- c) Lighting and visibility

2. Trail Design

- a) Path width and curvature
- b) Addressing ROW bottlenecks
- c) Gateway site activation

3. Supportive Open Spaces

- a) Transitioning between trail and street
- b) Programming and public art

4. Trees and Vegetation

5. Stormwater

6. Seating and Lighting

7. Signage and Fencing





Redevelopment Focus Area Plans

Six Redevelopment Focus Area Plans

FOCUS AREA PLAN FORMAT

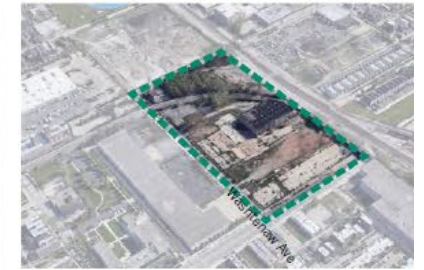
1. Vision
2. Existing conditions and market analysis
3. Development opportunities
4. Concept plan
5. Supportive public realm improvements



Roosevelt Kostner: A Working Community



Homan Square: Live and Work



Campus Green: Economic Gateway



Pulaski Ave: A Place to Live
and Development



Central Park Theater: Active Destination



Lawndale Plaza: Retail & Economy

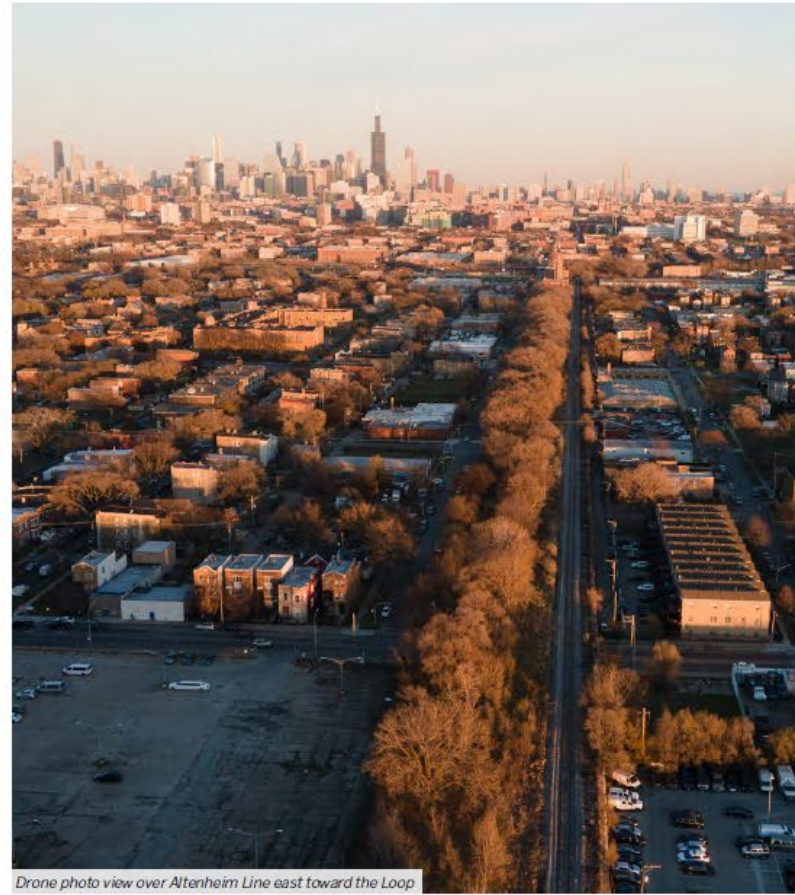
Focus Area: Homan Square

VISION



Homan Square Focus Area

Anchored by the historic Sears campus, the long-term transformation of the Homan Square neighborhood will be complemented by investment in the trail, with the re-use of existing structures like the former Sears Administration and Allstate buildings, and new development of surface parking lots. Housing and loft office spaces will create an environment where residents can live, work and shop. Direct connections to the elevated trail at Central Park Avenue, Homan Avenue and Kedzie Avenue will provide new recreation, wellbeing, arts and culture, and connectivity resources for current and future residents. Homan Square will also be joined to the nearby Focus Areas at Lawndale Plaza and Central Park Theatre.



Drone photo view over Altenheim Line east toward the Loop

HOMAN SQUARE FOCUS AREA



View on Homan Ave north toward Nichols Tower



View on Homan Ave south toward Roosevelt Rd

The Homan Square Focus Area is centered around the historic former Sears campus, and offers building renovation and site intensification and development opportunities.

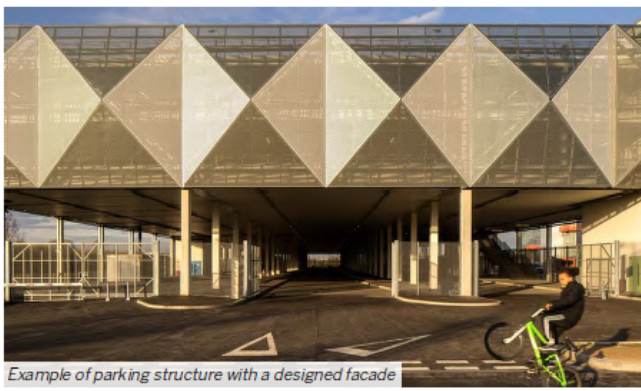
The long-term transformation of this Focus Area will continue, with the re-use of major historic office buildings, and new development intensifying the use of surface parking lots. Housing and loft office spaces will bring residents and workers to the area. Direct connections to the Altenheim Line will provide a recreation and healthy living resources for current and future residents.

Focus Area: Homan Square

EXISTING CONDITIONS & OPPORTUNITY SITES



- Asset Map**
- | | |
|--------------------------------|---------------------------------------|
| 1. Homan Park | 6. Nichols Tower |
| 2. Homan Community Center | 7. Sunken Gardens |
| 3. YMCA | 8. DRW College Prep |
| 4. Holy Family Ministry School | 9. Chicago Police Department |
| 5. Homan Rails Farm | 10. North Lawndale Employment Network |



- Sears Administration Building** - Interviews and prior plans suggest this building is best suited for an adaptive re-use to multifamily residential. A combination of historic tax credits, low-income housing tax credits, and tax increment financing could be used to fund property improvements.
- Allstate Building** - The larger office floorplates make it suitable for office, non-profit or other institutional users. Development should engage foundations active in North Lawndale including the Foundation for Homan Square and the Steans Family Foundation.
- Allstate Building Surface Parking Lot** - This large site could accommodate a mix of townhomes and multifamily development. Densities should be highest adjacent to the 11-story Allstate building and step-down in height closer Kedzie Avenue, with up to six units of two to three flats. This area accommodates a 200,000 SF five-story multifamily development with up to 50 units at 1,200 SF each.
- Allstate Parking Structure** - The 1,100 space existing parking structure has the potential for reuse as parking for renovated Allstate building and surrounding future investment. Re-cladding the facade or using murals as well as integrating sustainable technologies such as solar panels on the roof and integrating EV charging could allow the parking structure to serve the future users, visitors and residents.
- Chicago Police Department Parking** - This small site is well-suited for townhome development. The southern lot accommodates about 16 townhomes, 2,400 SF each. Townhomes align with the overall community priority of increasing homeownership and the development community's desire for opportunities to improve multiple sites concurrently. Adjacent to the line allows for taller 3-story multifamily residential development with an estimated 24 units each, at 1,200 SF each. New retail

Focus Area: Homan Square

CONCEPT PLAN



Aerial of the Homan Square Focus Area



New homes and a vibrant street scene on W Arthington

Street Improvements

1. Improved landscaping and sidewalk trees along Arthington St from Homan Ave to Kedzie Ave
2. Improved viaduct condition at Homan Ave underneath Altonheim Line for pedestrian access to neighborhood plaza with improved viaduct and pathway toward access point

Proposed Altonheim Line

3. Improved vehicle access path
4. New pedestrian access path
5. Native meadows
6. Art+Sculpture Garden Access Park

Development

7. Multifamily Residential
8. Townhomes
9. Low density retail
10. Renovated Sears Administrative Building Mixed Use
11. Renovated Allstate Office Building
12. Rooftop Community Solar and Improved Parking Garage Exterior

Focus Area: Homan Square

PUBLIC REALM IMPROVEMENTS

A vibrant public realm framework will connect residents via high quality streets to the Altenheim Line and a network of neighborhood public spaces. This will include:

- Access to the Altenheim Line from Homan Avenue and Kedzie Avenue.
- The sidewalk environment will be enhanced on Homan Avenue, connecting to the Altenheim Line.
- New resident, business and employee movement will increase pedestrian and bike traffic through the viaduct underpass at the Altenheim Line. The viaduct underpasses will be enhanced, with new lighting and public art.
- A new neighborhood plaza will be created at Homan Avenue south of the Altenheim Line.
- As new development occurs, publicly accessible open space will be provided at S.Kedzie and W. Arthington.

There is opportunity partner with an array of organizations to create public art installations throughout this Focus Area. Potential partners include: Nichols Tower, DRW College Prep, School of the Art Institute of Chicago and the Bloomberg Philanthropies' Asphalt Art Initiative.



Detroit's Reflector Midtown Viaduct Project imagines art and light



Bloomington Trail "606" vibrant access park

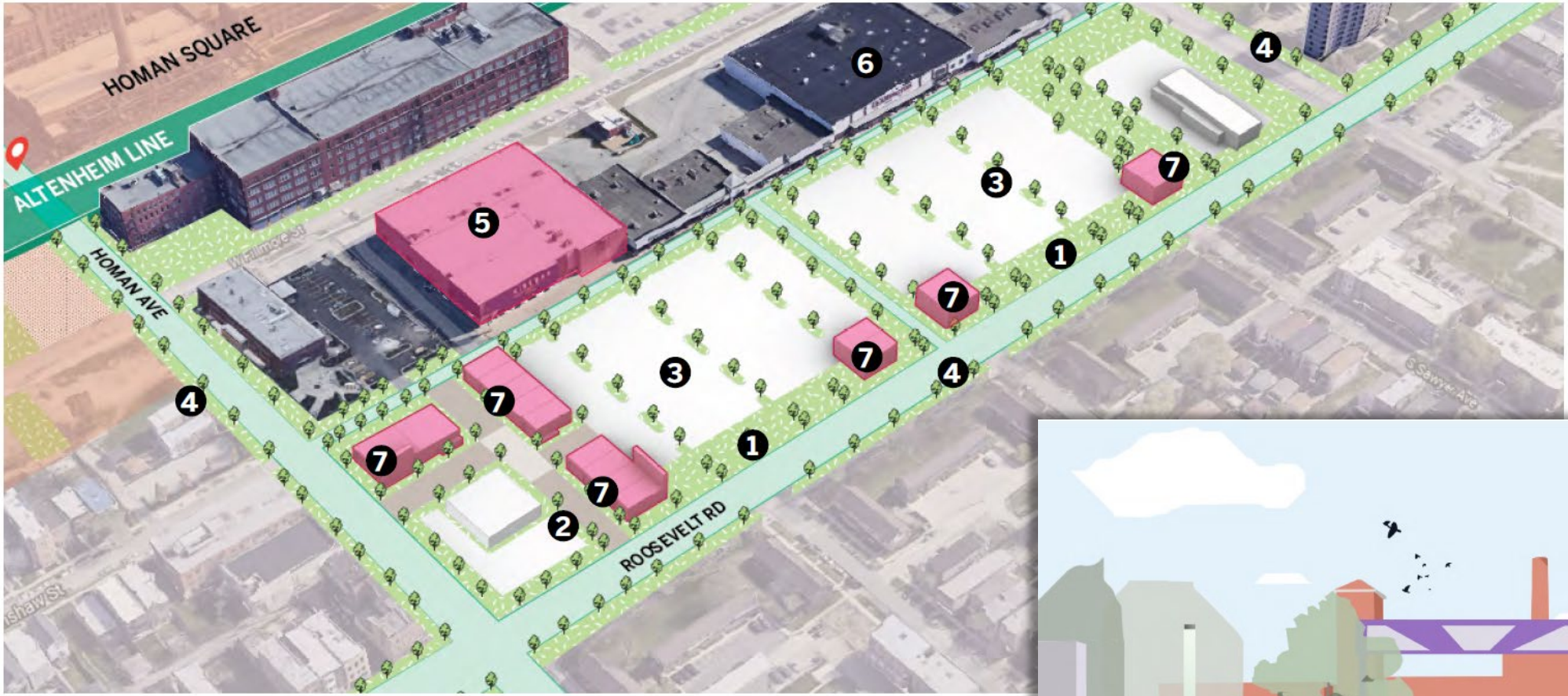


Austin neighborhood's POPCorts! intersection



North Lawndale's Walk-H Project vision of Harrison and Homan Ave intersection

Focus Area Plan: Lawndale Plaza



Street Improvements

- 1. Landscape buffer
- 2. New shared street
- 3. Improved landscaping to existing surface parking lot
- 4. Improved streetscape along Homan Ave, Roosevelt Rd, and Kedzie Ave.

Development

- 5. Reactivated Cineplex
- 6. Improved Fresh Way
- 7. New Retail



Focus Area: Central Park Theater



Infill development and a renovated theater foster a new node of activity on Roosevelt

Street Improvements

1. Improved landscaping and sidewalk trees along Roosevelt Rd from Lawndale Ave to St Louis Ave.
2. Improved sidewalks along Central Park Ave and St Louis Ave toward the Altenheim Line

Parks

3. New 1,000 SF Microretail Plaza

Development

4. High Density Multifamily Residential
5. Mid Density Residential
6. High Density Mixed Use
7. 25,000 SF Commercial

Focus Area: Pulaski



New housing, open space and recreation transform a currently vacant area on Pulaski Rd.

Street Improvements

- 1. Improved landscaping and sidewalk trees along Taylor St and Pulaski Ave to connect Pulaski CTA station to Roosevelt Rd
- 2. Improved viaduct condition at Pulaski Ave underneath Altenheim Line for pedestrian access with opportunity for creative reuse of existing billboards
- 3. Improved landscaping to existing surface parking lot

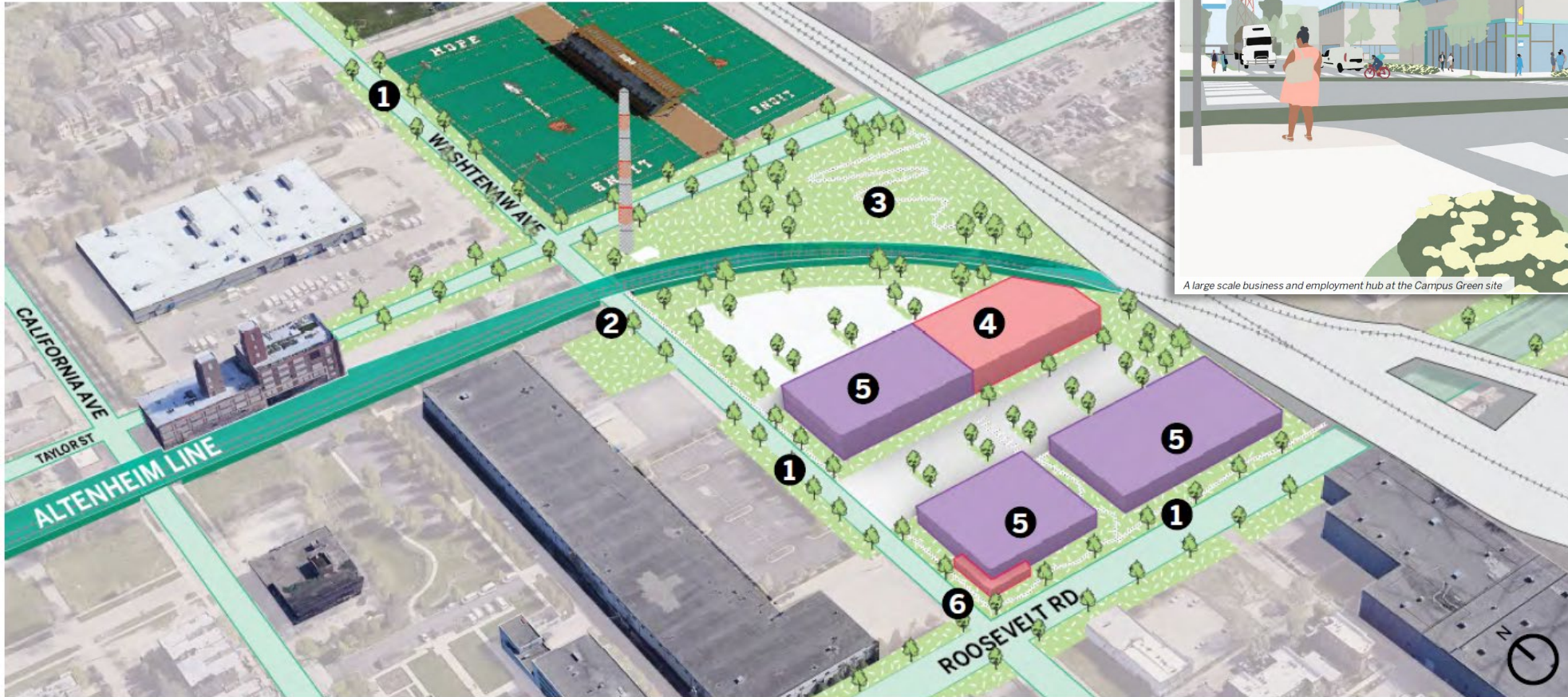
Proposed Altenheim Line

- 4. Neighborhood Access Park
- 5. Neighborhood Amenity Park

Development

- 6. Multifamily Residential
- 7. Townhomes
- 8. Two-Three Flat Homes
- 9. Community Room

Focus Area: Campus Green



Street Improvements

1. Improved landscaping and sidewalk trees along Washtenaw Ave and Roosevelt Rd
2. Stabilized and renovated viaduct condition at Washtenaw Ave underneath Altenheim Line for renewed vehicle and pedestrian access from Roosevelt Rd to Chicago Hope Academy athletic fields.

Proposed Altenheim Line

3. Recreational Neighborhood Park

Development

4. Adaptive Reuse of Warehouse into Office
5. 100,000 SF New Light Industrial
6. Commercial Restaurant Tenant Space

Focus Area Plans–Design Guidelines

1. Industrial Development

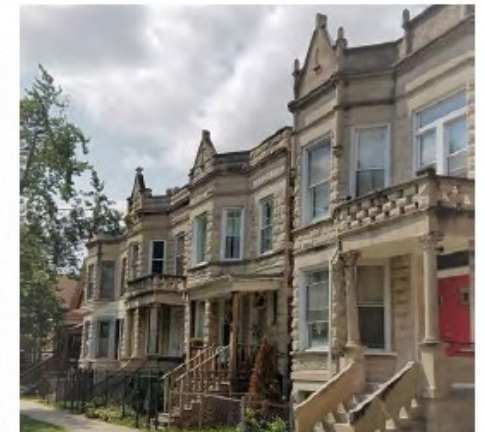
- a) Site design
- b) Architecture and building materials
- c) Sustainability
- d) Landscaping
- e) Parking

2. Renovation and Reuse

- a) Commercial projects
- b) Residential projects
- c) Historic preservation

3. New Construction/General

- a) Building materials
- b) Massing
- c) Ground floor activation





Implementation Plan

Implementation Plan

- Establishes follow-up actions for bringing the open space and redevelopment visions to fruition
- Specific implementation strategies for the Equitable Development Framework, Trail and Open Space Plan, and Redevelopment Focus Area Plan
- Assigns general timelines and relevant City departments/ partners for actions identified in each section
- General timelines and priority for implementation strategy



Public Comment Period

- Plan posted for comment on DPD website from **November 15 – December 30**
- **Email notifications** were sent to DPD mailing lists and attendees of project public meetings to get feedback
- Roughly 10 responses were received with a variety of comments that included **suggested edits, recommendations for improving the plan content and general enthusiasm** for the project.

“A statue of Fred Hampton as he’s from the community”

Explain why DPD chose to do the plan to begin with

Use QR codes to share community resources

“The attention to our youth is desperately needed”

“Preference for higher quality goods that we can’t find in our own neighborhood”

“Build more infrastructure dedicated to those who elect not to drive”



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